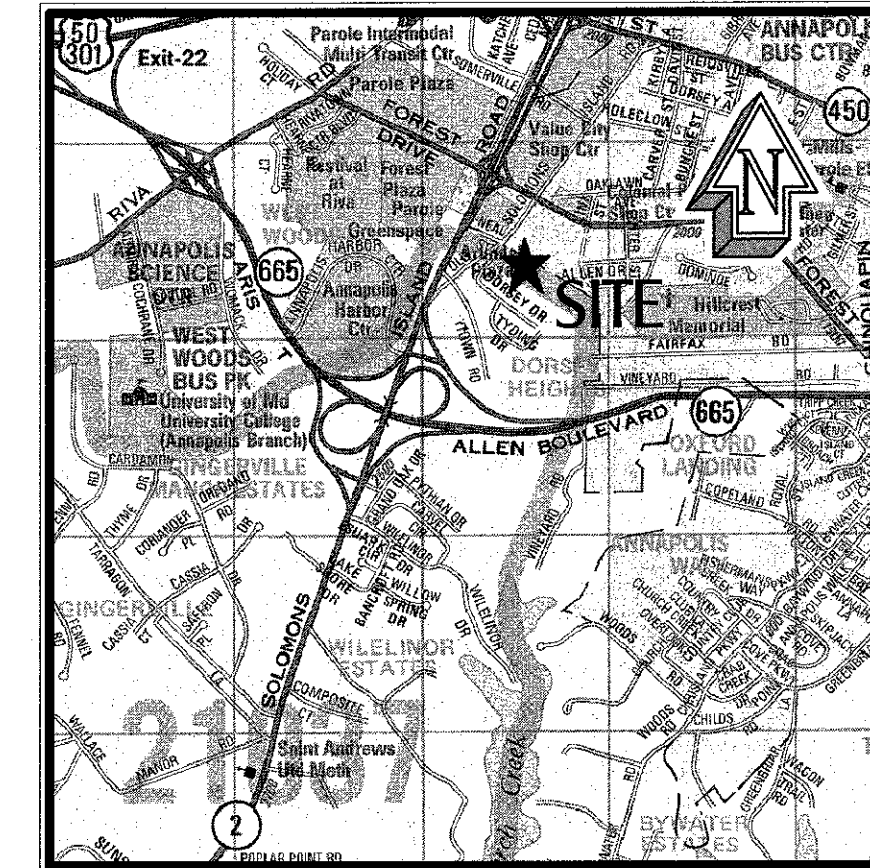


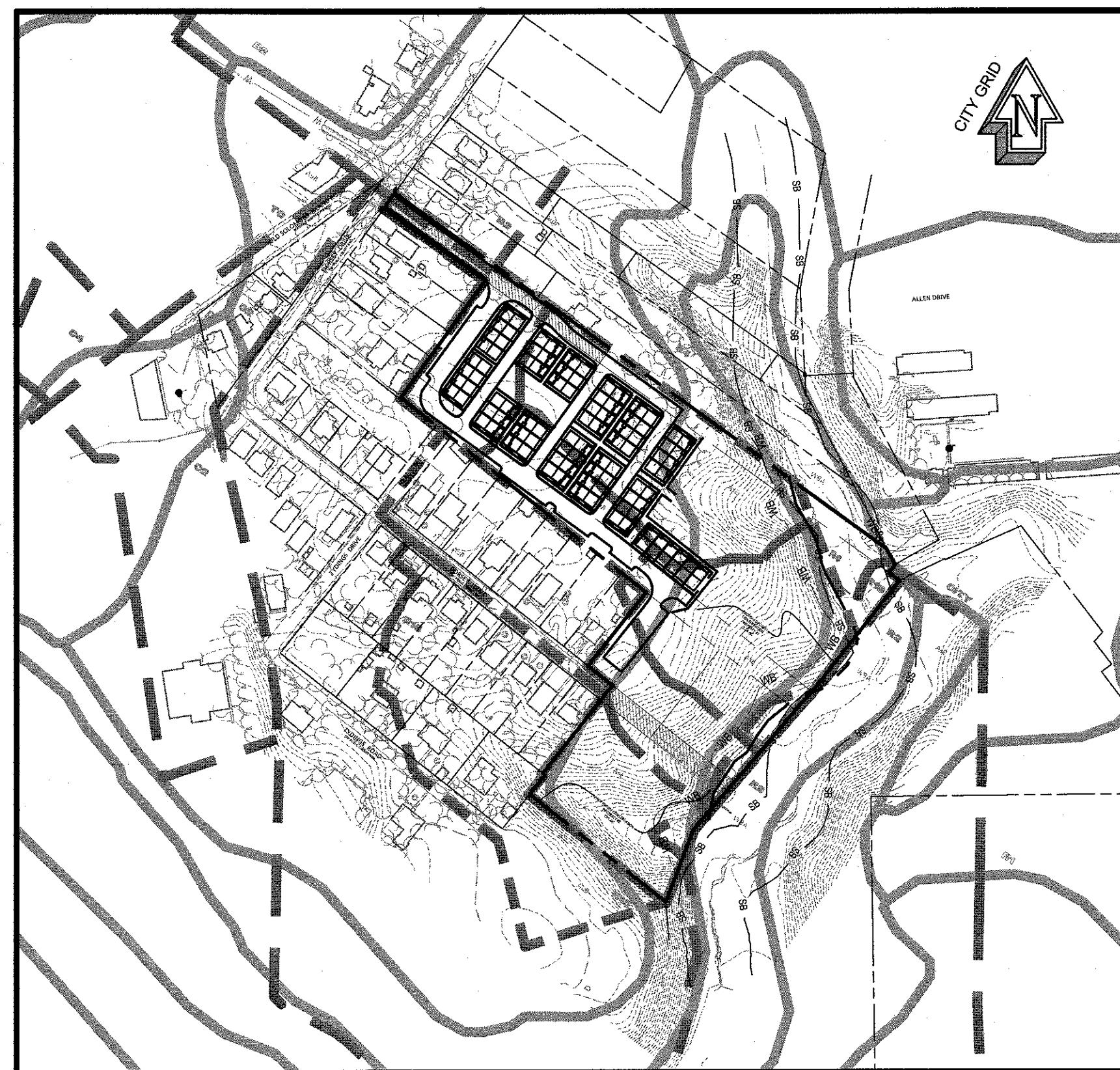
TAX MAP 51A, BLOCK 24, PARCELS 6, 8, AND 45  
TAX MAP 51D, BLOCK 10, PARCEL 60, LOT 10  
TAX MAP 51D, BLOCK 6, PARCELS 70, 391, AND 392  
DORSEY DRIVE AND TYDING DRIVE  
ANNAPOLIS, MARYLAND 21401  
STRICT ANNE ARUNDEL COUNTY ZONED R4 / R1B / B2 CITY



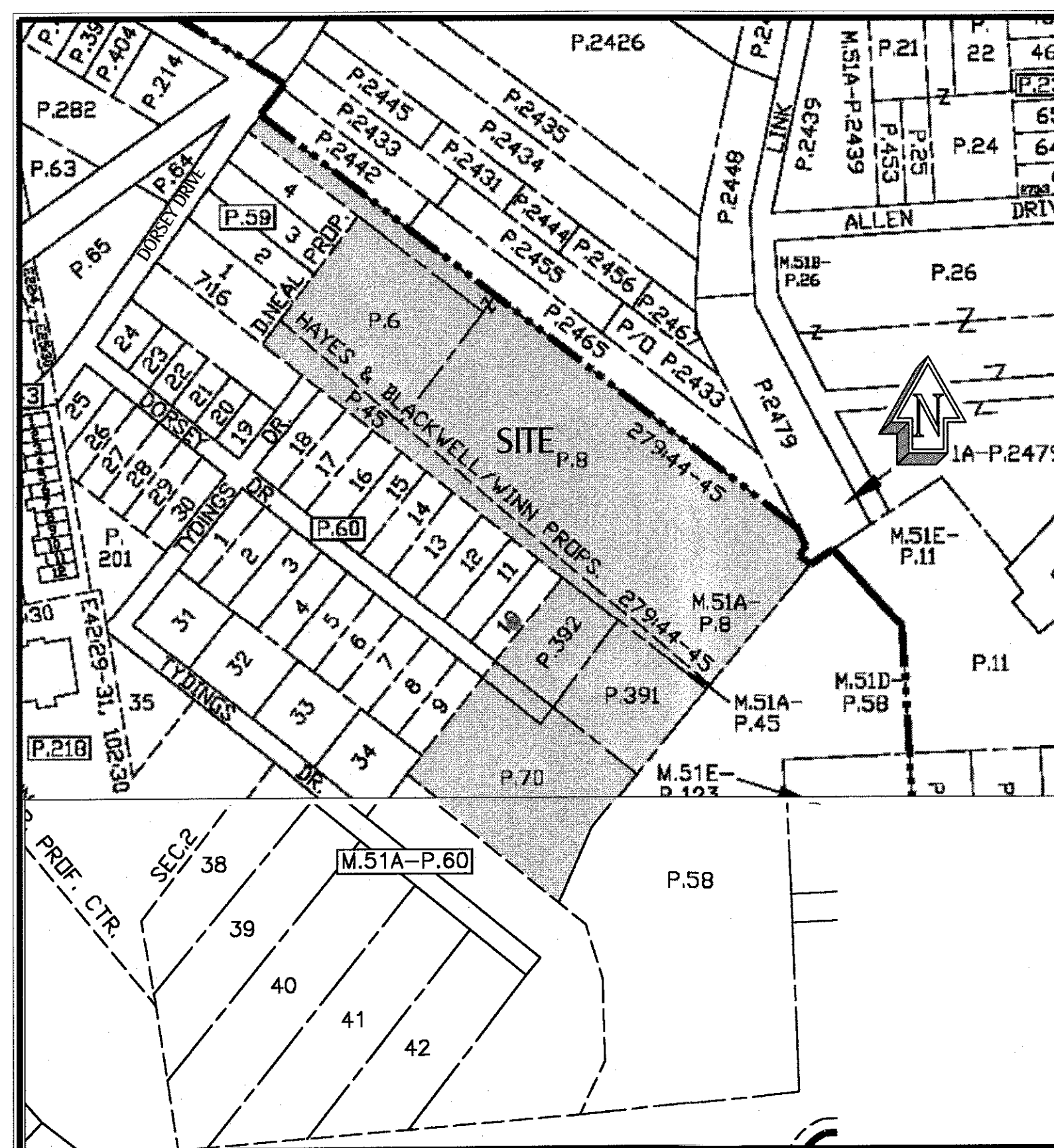
**VICINITY MAP**  
SCALE: 1"=2000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 08301200

|  |  |   |
|--|--|---|
| 1. <b><u>OWNER</u></b><br>HOGAN REAL ESTATE PARTNERS LLC<br>2661 RIVA ROAD, SUITE 300<br>ANNAPOLIS, MD 21401 | <b><u>DEVELOPER</u></b><br>WILLIAMSBURG GROUP<br>C/O WHITEHALL DEVELOPMENT LLC<br>164 CONDUIT STREET<br>ANNAPOLIS, MD 21401<br>ATTN: ELIOT POWELL, PRESIDENT<br>410-268-8888 | <b><u>ENGINEER</u></b><br>BAY ENGINEERING INC<br>2661 RIVA ROAD<br>BUILDING 800<br>ANNAPOLIS, MD 21401<br>ATTN: TERRY SCHUMAN<br>410-897-9290 |
|--|--|---|

1. THE PROPERTY IS KNOWN AS TAX MAP 51A, BLOCK 24, PARCELS 8, 8, AND 45; TAX MAP 51D, BLOCK 10, PARCEL 60, LOT 10; TAX MAP 51D, BLOCK 6, PARCELS 70, 391, AND 392.
2. THE EXISTING ZONING OF THE SITE IS R4 / R1B / B2 CITY. THE ZONING IS TO REMAIN THE SAME.
3. THE SITE ADDRESS IS DORSEY DRIVE AND TYDING DRIVE, ANNAPOLIS, MARYLAND 21401.
4. THE TAX ACCOUNT INFORMATION IS #06-0002725685.
5. THE SITE AREA IS 7.65 ACRES ±. THE EXISTING USE OF THE SITE IS A UNDEVELOPED LAND.
6. THE PROPERTY OUTLINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY BAY ENGINEERING, INC., DATED AUGUST 2012. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON ANNAPOLIS GRID NORTH BASED ON CITY OF ANNAPOLIS SURVEY CONTROL STATIONS 18348 & 18351.
7. THE EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON WERE TAKEN FROM A SURVEY PERFORMED BY BAY ENGINEERING, INC. THE EXISTING UTILITIES AND FEATURES OF SURROUNDING PROPERTIES AND ROADS WERE TAKEN FROM A COMBINATION OF SURVEY DATA, EXISTING CITY PUBLIC DRAWINGS AND SITE RECORDS. THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NGVD 29 DATUM. REFER TO THE BENCHMARK NOTE ON THIS SHEET.
8. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
9. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
10. THE PROPERTY DESCRIBED HEREIN IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C02312E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
11. ALL CONSTRUCTION METHODS AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ANNAPOLIS DEPARTMENT OF PUBLIC WORKS DETAILS AND SPECIFICATIONS FOR CONSTRUCTION OF STORM DRAINS, WATER, SEWER, ROADS.



**OVERALL LOCATION MAP**  
SCALE: 1"=200'



**TAX MAP**  
SCALE: 1"=400'

GAS - BGE, PO BOX 1475, BALTIMORE, MD 21203, (410) 265-4100  
TELEPHONE - VERIZON, 1E PRATT STREET, BALTIMORE, MD 21202, (410) 954-6260  
ELECTRIC - BGE, PO BOX 1475, BALTIMORE, MD 21203, (410) 265-4100  
SEWER / WATER - CITY OF ANNAPOLIS DPW WATER AND WASTEWATER DIVISION

A DOWNSTREAM ANALYSIS HAS BEEN PERFORMED FOR THE DEVELOPMENT OF THE HAYES PROPERTY IN ACCORDANCE WITH THE CITY AND STATE STORMWATER MANAGEMENT PRACTICES AND PROCEDURES. A FIELD INSPECTION HAS BEEN PERFORMED BY BAY ENGINEERING, INC. THE SITE IS DIVIDED INTO FIVE DRAINAGE AREAS. DRAINAGE AREAS #1, #2, AND #3 ARE LOCATED AT THE REAR PROPERTY LINE AND DISCHARGE DIRECTLY TO THE EXISTING FLOODPLAIN, WHICH CONTAINS AN INTERMITTENT STREAM AND WETLANDS WITH ASSOCIATED BUFFERS. THERE WILL BE NO INCREASED RUNOFF TO SITE OUTFALLS #1, #3, AND 5. THE RUNOFF TO SITE OUTFALL#2 WILL BE COLLECTED THROUGH THE EXISTING STORMWATER COLLECTION SYSTEM AND DISCHARGED TO THE EXISTING STORMWATER COLLECTION SYSTEM THROUGH MICRO-BIOTENTIONS AND STEP POOL CONVEYANCE SYSTEM. THE RUNOFF TO OUTFALL #4 HAS A MINIMAL INCREASE (1.25 CFS) AND SHOULD NO ADVERSE IMPACTS ON THE DOWNSTREAM CONDITION. IT IS CONCLUDED THAT WITH THE USE OF THE PROPOSED STORMWATER MANAGEMENT MEASURES THAT THE PROPOSED DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE RECEIVING WATERWAY.

THE MARYLAND FOREST CONSERVATION ACT (FCA) WILL BE MET AT THE REAR OF THE SITE, PLACING 3.38 ACRES OF EXISTING FOREST WITHIN A CONSERVATION EASEMENT. SEE THE FOREST CONSERVATION PLAN FOR DETAILS AND CALCULATIONS.

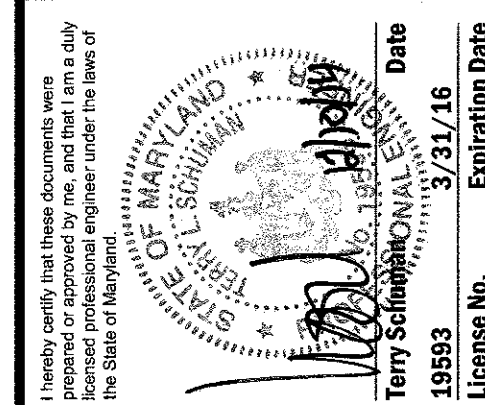
ALL COORDINATES, ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING ANNAPOLIS CITY CONTROL MONUMENTATION. THE HORIZONTAL DATUM IS REFERENCED TO ANNAPOLIS CITY GRID AND VERTICAL DATUM IS REFERENCED TO NGVD 29.

ALL COORDINATES, ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING ANNAPOLIS CITY CONTROL MONUMENTATION. THE HORIZONTAL DATUM IS REFERENCED TO ANNAPOLIS CITY GRID AND VERTICAL DATUM IS REFERENCED TO NGVD 29, USING THE FOLLOWING SURVEY STATIONS:

| <b>STATION NAME</b> | <b>HORIZ. INFO.</b>      | <b>VERT. INFO.</b> | <b>DESCRIPTION</b>                    |
|---------------------|--------------------------|--------------------|---------------------------------------|
| 18348               | N 20706.082, E 2090.528  | ELEV. = 39.935     | BEING A MONUMENT SET IN CURB          |
| 18351               | N 18457.427, E 19923.466 | ELEV. = 52.78      | BEING A BRASS ROD SET IN THE SIDEWALK |

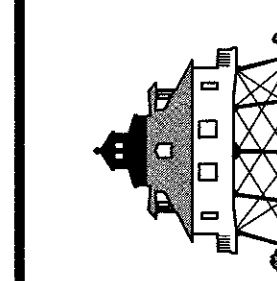
| <u>SHEET NO</u> | <u>CIVIL DRAWING NAME</u>                   |
|-----------------|---|
| C1 OF 10        | ..... COVER SHEET                           |
| C2 OF 10        | ..... EXISTING CONDITIONS PLAN              |
| C3 OF 10        | ..... OVERALL AERIAL PLAN                   |
| C4 OF 10        | ..... OVERALL PLAN                          |
| C5 OF 10        | ..... PROPOSED SITE & UTILITY PLAN          |
| C6 OF 10        | ..... PROPOSED SITE & UTILITY PLAN          |
| C7 OF 10        | ..... PROPOSED SITE & UTILITY PLAN          |
| C8 OF 10        | ..... EXISTING CONDITIONS DRAINAGE AREA MAP |
| C9 OF 10        | ..... PROPOSED CONDITIONS DRAINAGE AREA MAP |
| C10 OF 10       | ..... S.W.M. DETAILS & SPECIFICATIONS       |

## WATERSHED: SOUTH RIVER/CHESAPEAKE BAY

[illegible]

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Engineers, Planners and Surveyors

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[www.bayengineering.com](http://www.bayengineering.com)

|   |
|---|
| <b>Date</b><br>DECEMBER 2014  |
| <b>Job Number</b><br>10-3572  |
| <b>Scale</b><br>AS SHOWN  |
| <b>Drawn By</b><br>L.S.   |
| <b>Approved By</b><br>T. SCHUMAN  |
| <b>Folder Reference</b><br>HAYES PROPERTY, OLD SOLOMONS<br>ISLAND ROAD, ANNAPOLIS |

ANNAPOLIS TOWNES AT NEAL FARM

FOR

SITE DEVELOPMENT PLANS

COVER SHEET

TAX MAP 51A, BLOCK 24, PARCELS 6, 8, AND 45  
TAX MAP 51D, BLOCK 10, PARCEL 60, LOT 10  
TAX MAP 51D, BLOCK 6, PARCELS 70, 391, AND 392  
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